177.0	0004	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	601,800 /	601,800
USE VALUE:	601,800 /	601,800
ASSESSED:	601,800 /	601,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAECKER JULIANNE &
Owner 2:	ZHOU HONG LIANG
Owner 3:	
Street 1:	125 SYLVIA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ROWLEY CLAUDETTE -
Owner 2:	-
Street 1:	125 SYLVIA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .073 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1965, having primarily Wood Shingle Exterior and 1901 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3200.000	239,900	700	361,200	601,800
Total Card	0.073	239,900	700	361,200	601,800
Total Parcel	0.073	239,900	700	361,200	601,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.64 | /Parcel: 316.64

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	119614
GIS Ref	
GIS Ref	
Insp Date	07/20/18

!13888!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 177.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	239,900	700	3,200.	361,200	601,800		Year end	12/23/2021
2021	101	FV	231,300	700	3,200.	361,200	593,200		Year End Roll	12/10/2020
2020	101	FV	231,300	700	3,200.	361,200	593,200	593,200	Year End Roll	12/18/2019
2019	101	FV	205,600	700	3,200.	356,000	562,300	562,300	Year End Roll	1/3/2019
2018	101	FV	205,400	700	3,200.	273,500	479,600	479,600	Year End Roll	12/20/2017
2017	101	FV	205,400	700	3,200.	258,000	464,100	464,100	Year End Roll	1/3/2017
2016	101	FV	205,400	700	3,200.	237,400	443,500	443,500	Year End	1/4/2016
2015	101	FV	207,500	800	3,200.	221,900	430,200	430,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:54:50

LAST REV

Date	Time
08/15/18	08:52:03

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13888

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROWLEY CLAUDETT	61301-357		2/28/2013		378,000	No	No		
CLARKE KATHERIN	45507-108		6/16/2005		384,000	No	No		
GOLDBERG DAVID	25931-569		12/28/1995		156,000	No	No		Y

USER DEFINED

Prior Id # 1:	119614
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2018	MEAS&NOTICE	BS	Barbara S
11/7/2008	Meas/Inspect	189	PATRIOT
1/3/2000	Meas/Inspect	243	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3200		Sq. Ft.	Site		0	70.	1.61	6									361,200						361,200	

Total AC/HA:	0.07346	Total SF/SM:	3200	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	361,200	Spl Credit		Total:	361,200

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	136.336
Other Features:	83000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	294710
Depreciation:	54816
Depreciated Total:	239894

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

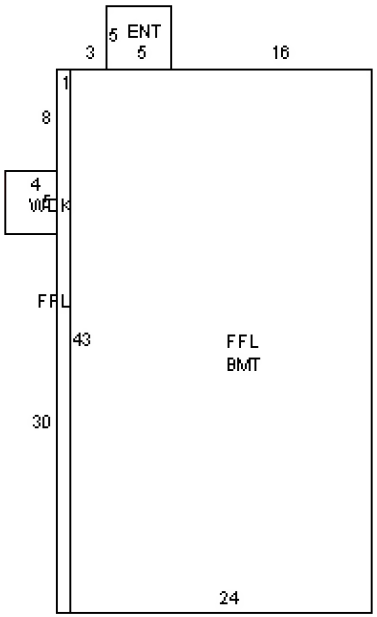
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	136.34
Special Features:	0	Val/Su Net:	111.48
Final Total:	239900	Val/Su SzAd	223.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,075	136.340	146,562
BMT	Basement	1,032	62.170	64,159
ENT	ENTRY	25	26.660	667
WDK	Deck	20	16.160	323

Net Sketched Area:		2,152	Total:		211,711
Size Ad	1075	Gross Area	2152	FinArea	1901

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 177.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	22X16	A	AV	1970	3.32	T	39.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700